095.0	0003	0011.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	951,600 /	951,600
					USE VALUE:	951,600 /	951,600
					ASSESSED:	951,600 /	951,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		LANGLEY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LAUBE KENNETH D-MELISSA M
Owner 2:	
Owner 3:	
Street 1:	27 LANGLEY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 14,042 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1919, having primarily Clapboard Exterior and 2092 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	14042.000	359,100	3,600	588,900	951,600
Total Card	0.322	359,100	3,600	588,900	951,600
Total Parcel	0.322	359,100	3,600	588,900	951,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 454.88 | /Parcel: 454.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 095.0-0003-0011.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	359,100	3600	14,042.	588,900	951,600	951,600	Year End Roll	12/18/2019
2019	101	FV	264,900	3600	14,042.	588,900	857,400	857,400	Year End Roll	1/3/2019
2018	101	FV	264,900	3600	14,042.	504,800	773,300	773,300	Year End Roll	12/20/2017
2017	101	FV	264,900	3600	14,042.	471,100	739,600	739,600	Year End Roll	1/3/2017
2016	101	FV	264,900	3600	14,042.	403,800	672,300	672,300	Year End	1/4/2016
2015	101	FV	258,300	3600	14,042.	361,700	623,600	623,600	Year End Roll	12/11/2014
2014	101	FV	258,300	3600	14,042.	334,800	596,700	596,700	Year End Roll	12/16/2013
2013	101	FV	258,300	3600	14,042.	319,300	581,200	581,200		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13670-640		4/1/1979		86,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/12/2018	1876	Re-Roof	26,095	C				
9/22/2010	2037	Wood Dec	14,000					rebuild on origina

ACTIVITY INFORMATION

Date	Result	By	Name
11/16/2018	MEAS&NOTICE	CC	Chris C
6/17/2009	Measured	189	PATRIOT
11/9/1999	Mailer Sent		
10/18/1999	Measured	256	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		14042		Sq. Ft.	Site		0	70.	0.60	4									588,879						588,900	

Total AC/HA: 0.32236 | Total SF/SM: 14042 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 588,879 | Spl Credit | Total: 588,900

PRINT

Date	Time
12/10/20	22:25:12

LAST REV

Date	Time
05/13/19	09:34:19

danam

PAT ACCT. 7813

User Acct: 62390
GIS Ref:
GIS Ref:
Insp Date: 11/16/18

!7813!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	62390
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1919	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.15191197
Const Adj.:	0.99989998
Adj $ / SQ:	143.975
Other Features:	67500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	520491
Depreciation:	161352
Depreciated Total:	359139

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

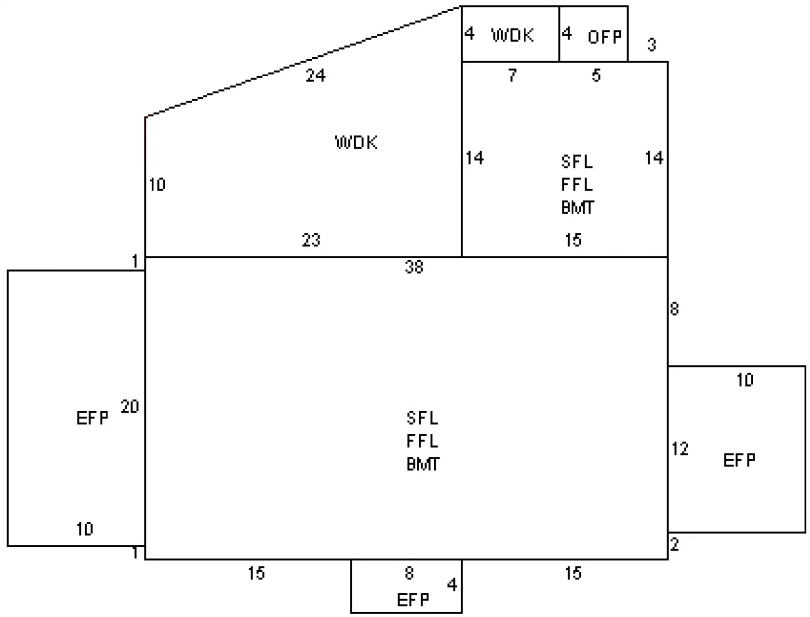
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	174.21
Special Features:	0	Val/Su Net:	93.03
Final Total:	359100	Val/Su SzAd	171.65

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,046	43.190	45,179
FFL	First Floor	1,046	143.970	150,597
SFL	Second Floor	1,046	143.970	150,597
EFP	Enclos Porch	352	34.960	12,304
WDK	Deck	350	8.860	3,100
OFP	Open Porch	20	44.000	880

Net Sketched Area:	3,860	Total:	362,657
Size Ad	2092	Gross Are	3860	FinArea	2092
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 095.0-0003-0011.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	F	FR	1930	19.75	T	50	101			3,600			3,600

More:	N	Total Yard Items:	3,600	Total Special Featues:		Total:	3,600